

MIDWEST LAND GROUP PRESENTS

78 ACRES

# MARION COUNTY, KS

160TH STREET, HILLSBORO, KANSAS, 67063



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 78 +/- ACRES OF FARMING & HUNTING ALONG THE SOUTH COTTONWOOD RIVER

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This 78 +/- acre property, located 3.25 miles southwest of Hillsboro, offers an attractive combination of productive Kansas cropland and recreational opportunities along the South Cottonwood River. Featuring approximately 64 acres of farmable ground, the property provides an excellent opportunity for agricultural producers looking to expand their existing operation or investors seeking farmland with added recreational appeal.

The farm consists of Class II and III soils, including Rosehill silty clay, Verdigris silt loam, Irwin silty clay loam, and Chase silty clay loam, with an average NCCPI soil productivity rating of 58.5. Approximately 3.25 acres of well-maintained brome grass waterways provide established drainage corridors throughout the cultivated acreage.

Beyond its agricultural value, the property offers excellent recreational potential with a diverse mix of

cropland, mature timber, and river-bottom habitat. The South Cottonwood River flows through a portion of the northeast corner, while approximately 8 acres of timber follow a drainage creek that feeds into the river to the east. This combination of wooded cover, water sources, and surrounding agricultural fields creates attractive habitat for whitetail deer, wild turkeys, and other wildlife. The timbered creek corridor also provides natural travel routes and potential hunting locations.

Whether you're looking to expand your farming operation, invest in agricultural land, or enjoy a combination of income-producing cropland and recreational opportunities, this versatile 78 +/- acre tract offers the best of both worlds. Mineral rights are believed to be intact and will transfer to the buyer. For questions or to schedule a time to view the property, contact the listing agent, Shaun Reid, at (316) 210-6680.



# PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- total acres
- 64 +/- cropland acres
- Class II and III soils
- Average NCCPI soil productivity rating of 58.5
- Approximately 3.25 acres of well-maintained brome grass waterways
- South Cottonwood River flowing through a portion of the northeast corner
- Approximately 8 acres of timber along a drainage creek feeding the river
- Whitetail deer and wild turkey hunting opportunities
- Combination of agricultural production and recreational potential
- 3.25 miles to Hillsboro, KS



64 +/- CROPLAND ACRES

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## CLASS II AND III SOILS

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3.25 +/- ACRES OF GRASS WATERWAYS

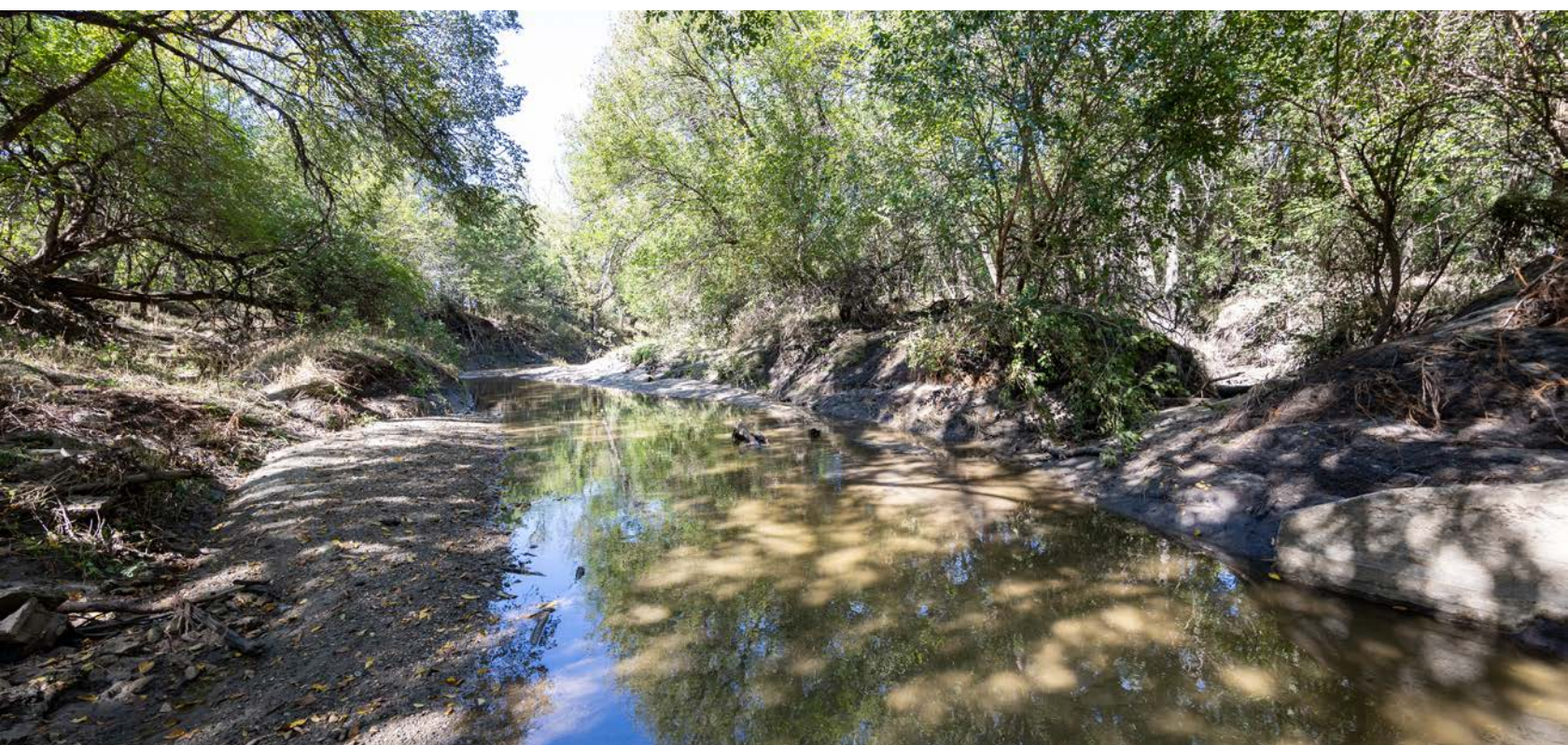
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# SOUTH COTTONWOOD RIVER

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The South Cottonwood River flows through a portion of the northeast corner, while approximately 8 acres of timber follow a drainage creek that feeds into the river to the east.



# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 18' 28.79, -97° 13' 44.61

0ft 437ft 874ft



Maps Provided By:



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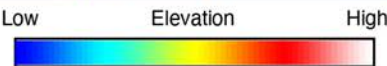
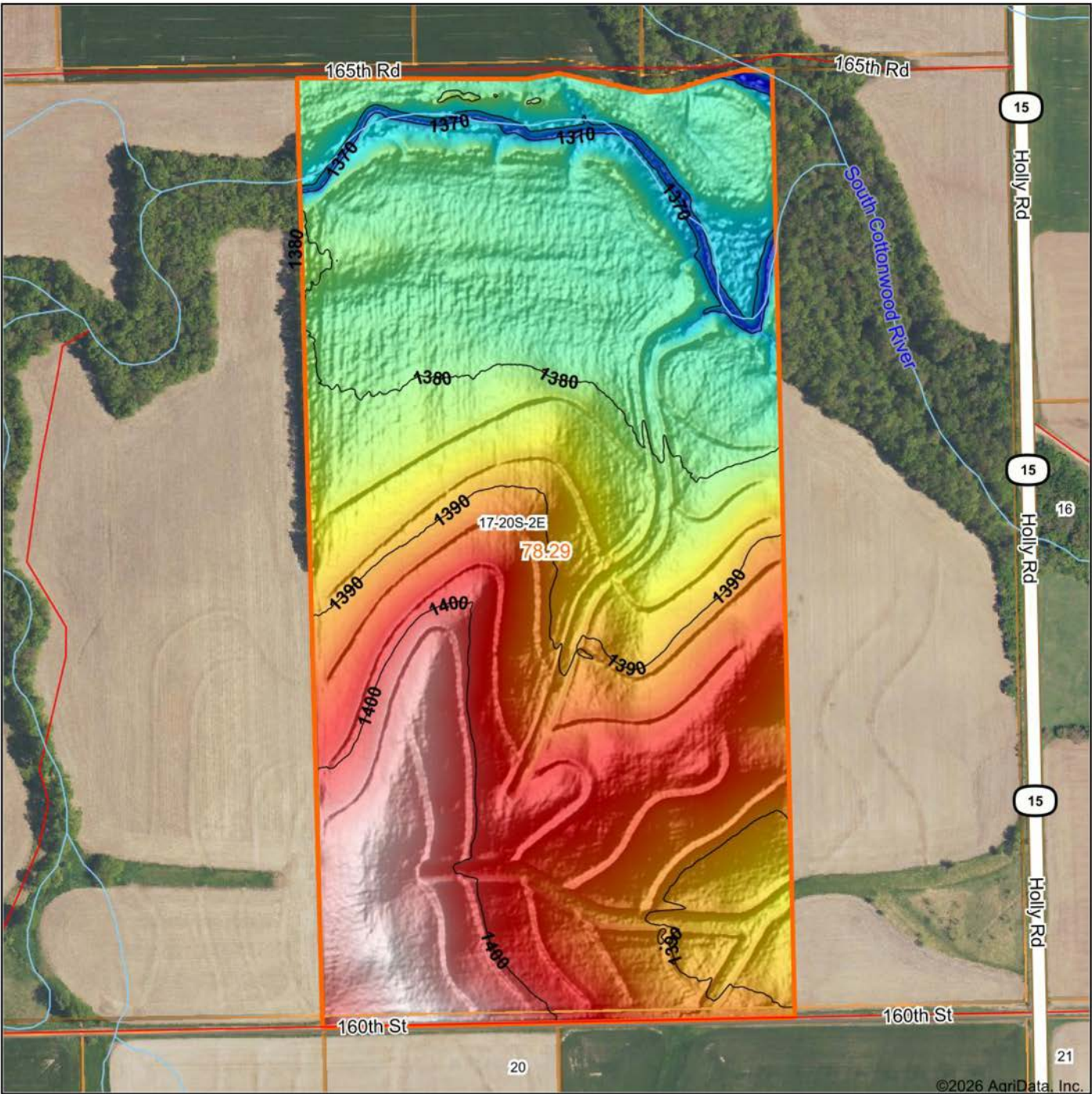
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**17-20S-2E**  
**Marion County**  
**Kansas**



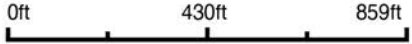
10/7/2026

# HILLSHADE MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,361.5  
Max: 1,409.3  
Range: 47.8  
Average: 1,387.6  
Standard Deviation: 10.1 ft

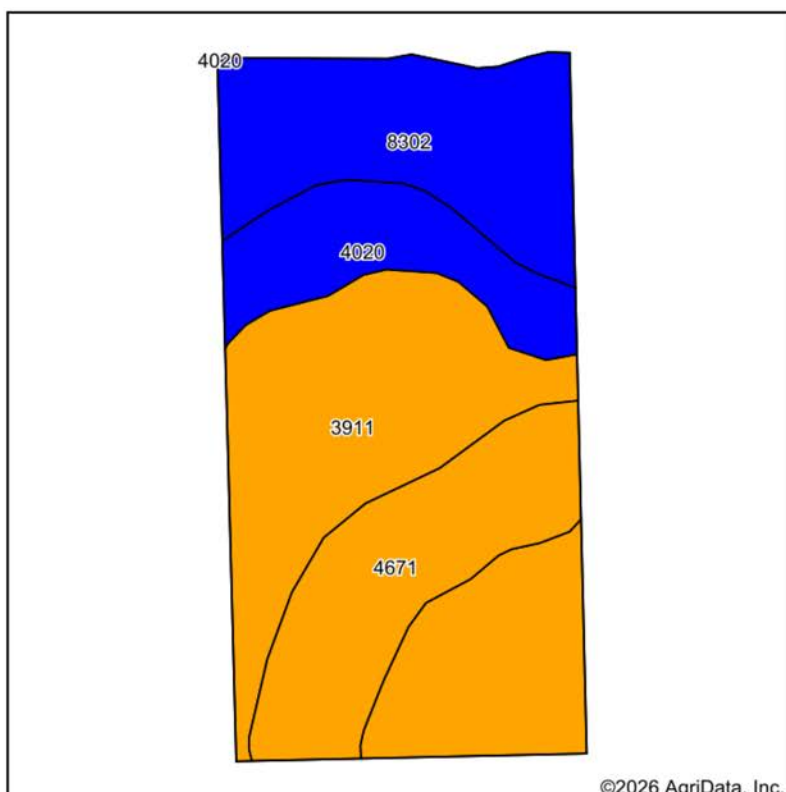


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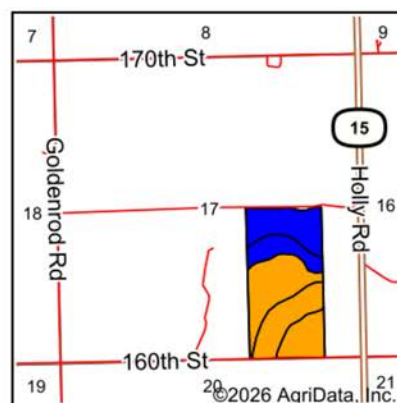
**17-20S-2E**  
**Marion County**  
**Kansas**

Boundary Center: 38° 18' 28.79, -97° 13' 44.61

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Marion**  
 Location: **17-20S-2E**  
 Township: **Liberty**  
 Acres: **78.29**  
 Date: **10/7/2026**



Maps Provided By:  
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Area Symbol: KS115, Soil Area Version: 23

| Code             | Soil Description                                                 | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 3911             | Rosehill silty clay, 1 to 3 percent slopes                       | 34.24 | 43.8%            |                      | IIIe             | IIIe         | 3550                           | 45               | 30            | 45                    | 42                | 19              |
| 8302             | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded | 17.72 | 22.6%            |                      | IIw              |              | 7995                           | 82               | 81            | 70                    | 82                | 44              |
| 4671             | Irwin silty clay loam, 1 to 3 percent slopes                     | 16.21 | 20.7%            |                      | IIIIs            | IIIIs        | 3585                           | 56               | 45            | 55                    | 55                | 40              |
| 4020             | Chase silty clay loam, occasionally flooded                      | 10.12 | 12.9%            |                      | IIw              | IIw          | 7975                           | 67               | 64            | 62                    | 66                | 47              |
| Weighted Average |                                                                  |       |                  |                      | 2.64             | *-           | 5135.3                         | *n 58.5          | *n 49         | *n 54.9               | *n 56.8           | *n 32.6         |

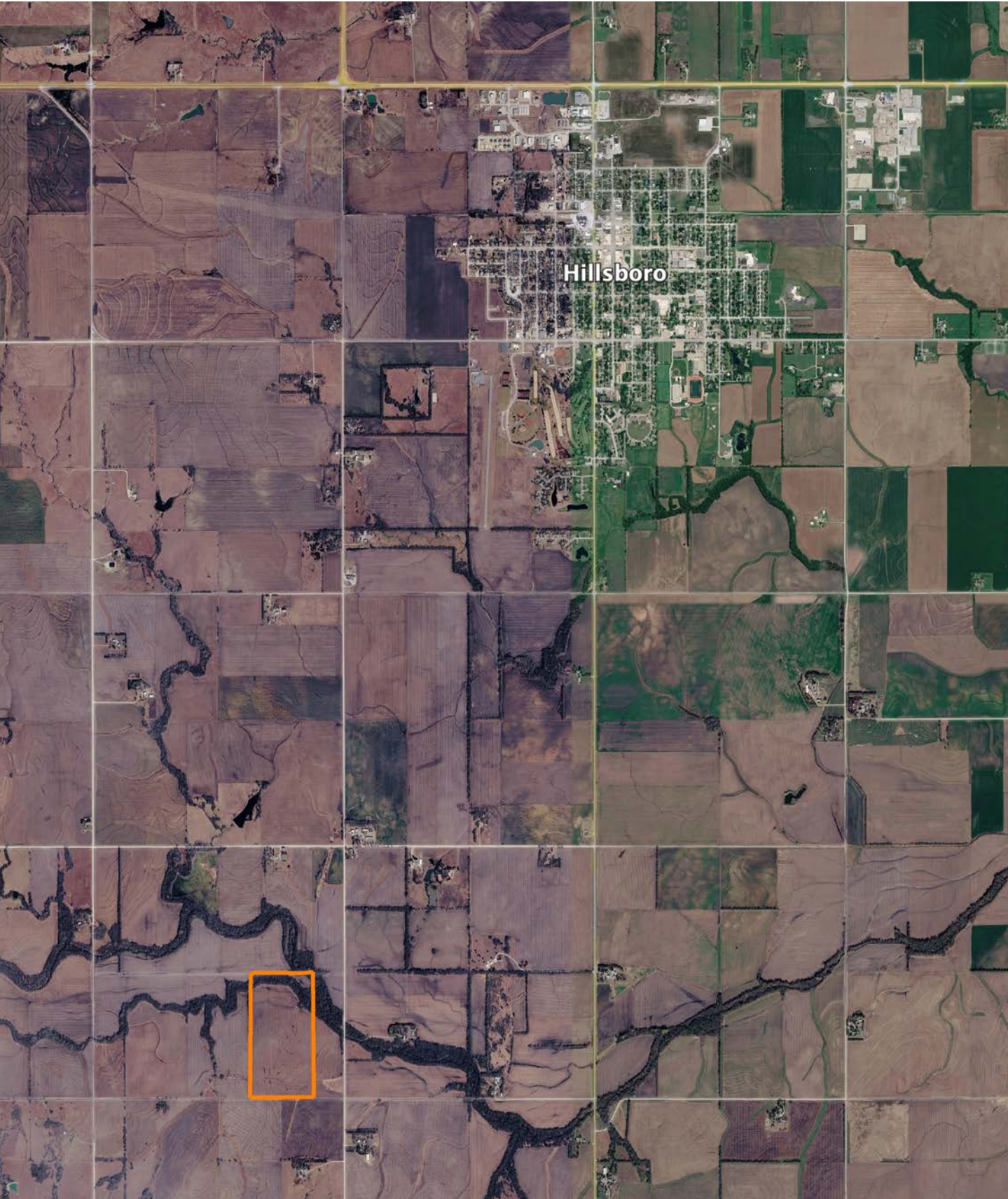
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



# AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID,** LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



## MidwestLandGroup.com

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